



50 Mill Lane
Woodhall Spa, Lincoln, Lincolnshire LN10 6QZ

£425,000

BELL



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Lincoln – 17 miles

Grantham – 31 miles with East Coast rail link to London

Boston – 18 miles

(Distances are approximate)

50 Mill Lane is an attractive, four-bedroom family home within the vibrant, inland resort of Woodhall Spa. Extended, and modernised throughout, the property enjoys a contemporary style with a variety of flexible spaces. The ground floor is laid out with a flowing kitchen, dining room and living room plus adjacent utility and access to the garage; and a separate, front facing lounge. Above are three bedrooms including main with en-suite, and family bathroom to the first floor and a large attic bedroom to the second floor. The property occupies a generous plot with gravelled drive and garden space to the front, decking and lawn to the rear.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.



Accommodation

Entered into the front through composite double-glazed door into:

Entrance Hallway

With wood effect flooring, multiple power points, wooden glazed door to living room and door to:

Living Room 13' 0" x 12' 0" (3.96m x 3.65m)

With uPVC double glazed window to front, television point and multiple power points. There is media wall with lights inset, radiator and feature fireplace.



Dining Room 17' 0" x 13' 0" (5.18m x 3.96m)

With double glazed French doors to rear and having alcove shelving, which flanks tv point above slate and brick fireplace with log burning stove inset and oak style surround. There is wood effect flooring, radiator; multiple power points, opening to:

Dining Kitchen 18' 0" x 10' 0" (5.48m x 3.05m) max

With double glazed full height window to side and bifold doors to rear. There are lights to ceiling, wall, over units and floor level and having an excellent range of modern units to base and wall level including glazed shelves. Ceramic butlers sink with instant hot tap water over, to bevel edge worktop with drainage furrows, AEG oven and microwave and induction hob beneath extractor canopy. There is an integrated fridge-freezer, dishwasher and wine fridge.

Wooden door to side lobby, with doors to garage and to:

Utility Room 7' 2" x 5' 2" (2.18m x 1.57m)

With uPVC double glazed window to side and having sink to built-in units; space and connections for under counter washing machine, low-level WC and tile effect flooring.

First Floor Gallery Landing

With wooden doors to front landing, bedrooms and bathroom.

Main Bedroom 17' 4" x 11' 0" (5.28m x 3.35m)

With uPVC double glazed windows to front and side and having radiator, multiple power points, built-in wardrobe storage spaces and doors to:

En-Suite Shower Room

With uPVC double glazed obscure window to rear and having low-level WC, hand wash basin to storage unit and low threshold shower cubicle with monsoon and regular heads over with tiled surround. There is a heated towel rail and wood effect flooring.

Bathroom

With uPVC double glazed obscure window to rear and having low-level WC, pedestal sink and bath with shower over. There is a heated towel rail and tiles to walls and floor.

Bedroom 3 13' 0" x 10' 9" (3.96m x 3.27m)

With uPVC double glazed window to rear, radiator and multiple power points.

Bedroom 2 14' 3" x 10' 0" (4.34m x 3.05m)

With uPVC double glazed window to front, radiator and multiple power points.





Front Landing

With uPVC double glazed window to front and having storage and desk space to built-in wall unit. There is a radiator, multiple power points and carpeted stairs to:

Attic Bedroom 24' 0" x 16' 2" (7.31m x 4.92m) max including eaves and built-in storage spaces

With skylights to front and rear, radiator, multiple power points and wooden door to store.

Outside

The property is approached over a wide gravelled driveway, leading to the **Integral Garage 16' 11" x 11' 1" (5.15m x 3.38m)** with up and over door to front, light to ceiling and power points. The front garden is laid to lawn and contained by hedging, with a timber gate securing the side to ensure a child and pet friendly rear garden.

The rear garden is predominately laid to lawn with a mature tree to one corner, with gravelled and timber decking spaces leading off the rear of the property.

Further Information

All mains' services. Gas central heating. UPVC double glazing.

Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH. Tel No: 01507 601111.

DISTRICT COUNCIL TAX BAND = D

EPC RATING = C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office, 19 Station Road, Woodhall Spa. LN10 6QL

Tel: 01526 353333

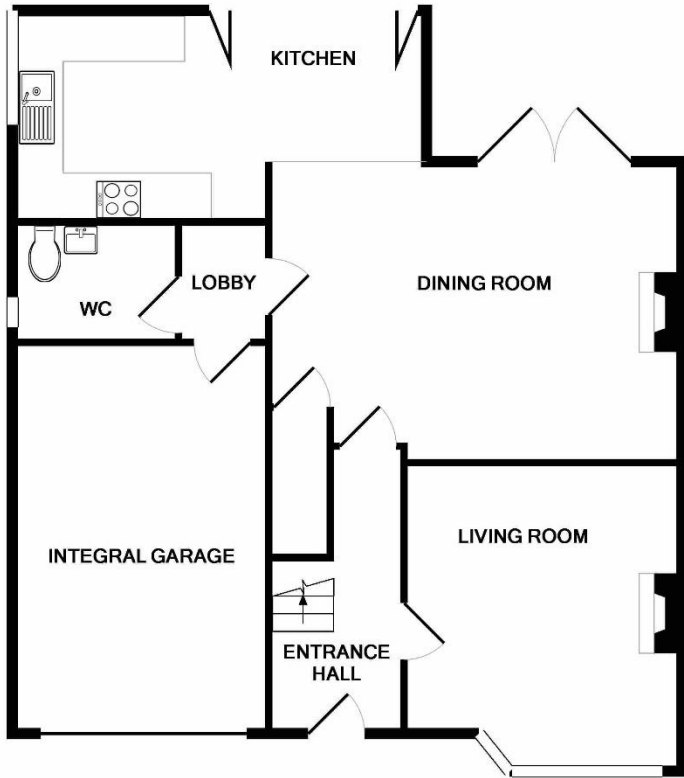
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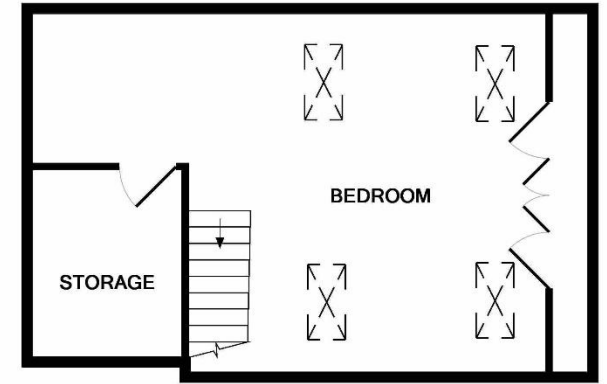




GROUND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1989 SQ.FT. (184.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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